



Reference 4453

Beachfront 4 Bed Villa with swimming pool in Protaras  
close to Cavo Maris

**€2,500,000 +VAT**

Protaras, Famagusta

4 Bedrooms | 5 Bathrooms | 186 m<sup>2</sup> Covered

## Description

- 4 bedrooms
- 5 W/C
- Internal Areas 186m<sup>2</sup>
- Basement 82m<sup>2</sup>
- Covered Verandas 49m<sup>2</sup>
- Uncovered Verandas 22m<sup>2</sup>
- Roof Garden 34m<sup>2</sup>
- Plot 675m<sup>2</sup>
- Swimming Pool
- Garden
- Storage
- Underfloor Heating
- Sea View

Plot	675 m <sup>2</sup>
Covered veranda	49 m <sup>2</sup>
Uncovered veranda	22 m <sup>2</sup>
Roof garden	34 m <sup>2</sup>
Parking spaces	2
Energy efficiency rating	A
Year of construction	2026
Status	Under construction



## Facilities

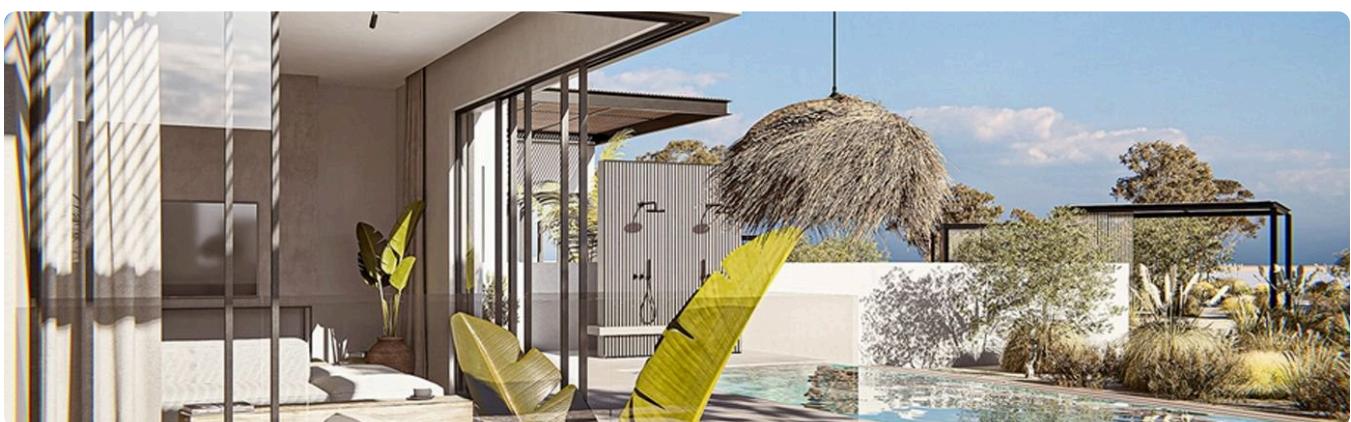
- ✓ Aircondition · Provision ✓ Heating · Underfloor ✓ Pool · Private ✓ Pergola
- ✓ Solar water heater ✓ Solar photovoltaic panels (provision)

## Features

- ✓ Guest WC ✓ Veranda ✓ En suite bathroom ✓ Luxury specifications ✓ Modern design
- ✓ Sea view ✓ Sea front ✓ Walking distance to beach ✓ Near amenities ✓ Roof garden
- ✓ Alarm system (provision) ✓ Bar ✓ Garden ✓ Pressurized water system
- ✓ Investment opportunity ✓ Internal stairs ✓ Sound insulation ✓ Thermal insulation

## Gallery







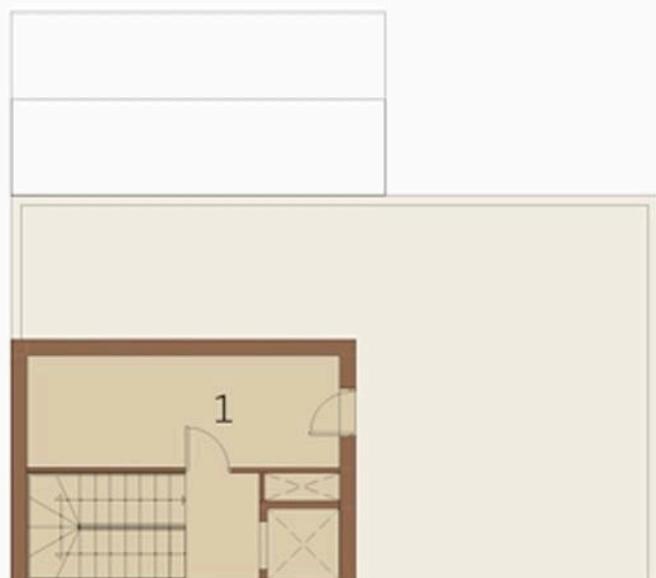
## Floor plans





# KADIS ESTATES





ROOF PLAN

